

Southcentral Foundation Life House Clinic Project

Summary

Project Title: Gathering Place: Phase I-C'eyiits' Hwnax (Life House) Rural Community Health Center Capital Project

The “**Gathering Place**” is the product of community visioning activities that have been in the works for over a decade. The capital necessary to develop the Gathering Place as envisioned is not readily available and had been set aside until recently, when the health clinic started by Chickaloon Native Village (CNV) received a Congressional earmark to restart clinic services. As CNV worked to rebuild the local clinic they sought the assistance of Southcentral Foundation (SCF), the regional tribal healthcare non-profit for assistance. In January 2013, the two parties entered into a management agreement that allowed SCF to assume clinic management responsibilities, lending its existing medical services infrastructure to health care services provided to the communities of Sutton, Chickaloon and Glacier View. In October 2013, SCF secured HRSA 330 Community Health Center (CHC) funding for C'eyiits' Hwnax (Life House) Rural Community Health Center, facilitating the sustainability of health care and wellness services for those communities. The new CHC is embedded in SCF's Medical Services Division and receives the same level of organizational support as the CHCs owned by SCF.

With sustainable operational funding in hand, CNV and SCF explored all of the facility options within Sutton to relocate the clinic, as the current facility is woefully inadequate to deliver the comprehensive services available under the CHC funding. After months of vetting the few available options, the two parties agreed that the most viable option for the clinic would be to build the first phase of the Gathering Place for the new community health clinic. CNV has donated the land for the clinic construction and worked with SCF on capital construction oversight and funding strategies. The Gathering Place-Phase 1 C'eyiits' Hwnax (Life House) Rural Community Health Center includes approximately 3,500 sq. ft. of primary care clinic space, 2,500 sq. ft. of dedicate wellness activity space and 2,000 sq. ft. for CNV's health and social services programs. Services provided through the CHC are for the benefit of all Native and non-Native community members.

CNV and its governing body, Chickaloon Village Traditional Council (CVTC), wanted to fulfill much needed access to preventative health care in their communities by constructing and operating the Gathering Place. The Phase I project budget was \$4,900,000

Project

The construction of the approximate 8,100 sq. ft. clinic facility was completed using a design/bid./build approach. Southcentral Foundation operates the community health center on the 1st floor, while the Chickaloon Village Traditional Council utilizes the second floor for offices of their health department staff.

BDS Architects was the architect of record and designed the facility. Design began in earnest in late 2014 after finding a suitable property to construct a clinic upon, allowing construction to begin during the Spring/Summer of 2015.

FE Contracting was selected as the construction contractor and began construction in May, 2015. Although there were some outstanding items, Southcentral Foundation took beneficial occupancy in December, 2015 and began providing services then.

Several funders provided financing to make the clinic possible including the following in alphabetical order:

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| Denali Commission | \$491,567 |
| Mat Su Health Foundation | \$525,000 |
| Rasmuson Foundation | \$525,000 |
| Southcentral Foundation (through 6/30/16) | \$2,597,118.39 |

The land was donated to the project by the Chickaloon Village Traditional Council.

Goals

The goal was to complete a health clinic, allow it to become a Community Health Center, and to provide services beginning in December, 2015. Each of these milestones were met. Although there were some minor issues that needed to be corrected during construction, these were addressed as necessary and progress continued. Total expenses through June, 2016 were \$4,138,685.39.

The total budget was \$4,900,000 for all expenses including planning, permitting, design, construction, and furniture, fixtures, and equipment. Expenses were from the following categories:

- Architecture and Engineer Design (\$501,640.59)
- Construction (\$3,613,037.61)
- Planning/Zoning/Geotech/Survey (\$3,730.00)
- Consulting/Contractual Capital (\$5,352.50)
- Inspections/Testing (\$10,615.00)
- Taxes and Licenses (\$4,309.69).